

**TREC 195467**

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
PARTEN RANCH MASTER COMMUNITY, INC.**

The undersigned, being an officer of Parten Ranch Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE FOR PARTEN RANCH MASTER COMMUNITY, INC., RECORDED AS DOCUMENT NO. 18017318 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.**

1. The name of the subdivision: Parten Ranch.
2. The name of the Association: Parten Ranch Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Hays County, Texas, as described on Exhibit "A" to that certain Parten Ranch Master Covenant [Residential], recorded under Document No. 18013872, Official Public Records of Hays County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1, attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Parten Ranch Master Community, Inc., c/o KiTH Management Services, PO Box 700443, San Antonio, TX 78270.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Kith Management Services
Attn:	Denise Gehrmann-Jimenez
Mailing Address:	PO Box 700443, San Antonio, TX 78270
Telephone Number::	210-585-2386
Email Address:	<u>info@kithmanagement.com</u>

7. Website to access the Association's dedicatory instruments:  
www.partenranchhoa.nabrnnetwork.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$200.00.

Transfer Fee - \$175.00.

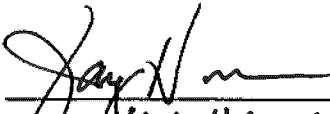
Resale Certificate Fee - \$250.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

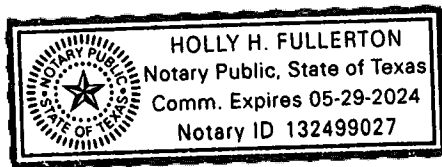
**PARTEN RANCH MASTER COMMUNITY, INC.,**  
a Texas nonprofit corporation

By:   
Name: JAY HANNA  
Title: President

STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 25<sup>th</sup> day of January, 2022 by Jay Hanna President of Parten Ranch Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**ROBERT D. BURTON, ESQ.**  
**WINSTEAD PC**  
**401 CONGRESS AVENUE, SUITE 2100**  
**AUSTIN, TEXAS 78701**  
**RBURTON@WINSTEAD.COM**

## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Parten Ranch Master Covenant [Residential], recorded on April 23, 2018 as Document No. 18013872, Official Public Records of Hays County, Texas.
2. Parten Ranch – Community Manual, recorded on April 24, 2018 as Document No. 18014121, Official Public Records of Hays County, Texas.
3. Parten Ranch – Design Guidelines [Residential], recorded on April 24, 2018 as Document No. 18014108, Official Public Records of Hays County, Texas.
4. Parten Ranch – First Amendment to Design Guidelines [Residential], recorded on July 23, 2018 as Document No. 18026018, Official Public Records of Hays County, Texas.
5. Parten Ranch – Adoption of Working Capital Assessment, recorded on April 24, 2018 as Document No. 18014139, Official Public Records of Hays County, Texas.
6. Parten Ranch – Community Enhancement Covenant [Residential], recorded on April 24, 2018 as Document No. 18014104, Official Public Records of Hays County, Texas.
7. Parten Ranch – Development Area Declaration, recorded on April 24, 2018 as Document No. 18014099, Official Public Records of Hays County, Texas.
8. Parten Ranch – Notice of Applicability [Phase 1], recorded on April 24, 2018 as Document No. 18014149, Official Public Records of Hays County, Texas.
9. Parten Ranch – Notice of Applicability [Phase 2], recorded on November 13, 2019 as Document No. 19041582, Official Public Records of Hays County, Texas.
10. Parten Ranch – Notice of Applicability [Phase 5], recorded on June 28, 2021 as Document No. 21034459, Official Public Records of Hays County, Texas.
11. Parten Ranch – First Supplement to Community Manual, recorded on April 14, 2021 as Document No. 21018564, Official Public Records of Hays County, Texas.
12. Parten Ranch – Second Supplement to Community Manual, recorded on February 7, 2022 as Document No. 22005677, Official Public Records of Hays County, Texas.

EXHIBIT “A”

PARTEN RANCH MASTER COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

22005825 CERTIFICATE  
02/07/2022 03:51:12 PM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

